

092.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

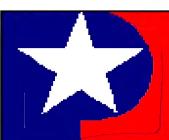
715,700 / 715,700

USE VALUE:

715,700 / 715,700

ASSESSED:

715,700 / 715,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
115		HEMLOCK ST, ARLINGTON

Legal Description		User Acct
		59322
		GIS Ref
		GIS Ref
		Insp Date
		04/30/18

## OWNERSHIP

Unit #:

Owner 1: NEWMARK LISA P & MARC S	
Owner 2:	
Owner 3:	

Street 1: 115 HEMLOCK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: GUPTA CHARU &amp; -

Owner 2: DHINGRA PAWAN HARISH -

Street 1: 115 HEMLOCK ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500	Sq. Ft.	Site			0	70.	0.95	5									430,498						430,500	

Total AC/HA: 0.14922

Total SF/SM: 6500

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 430,498

Spl Credit

Total: 430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average	OF=SINK IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating: Average	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 2	Baths: 2 HB

**OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1958
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

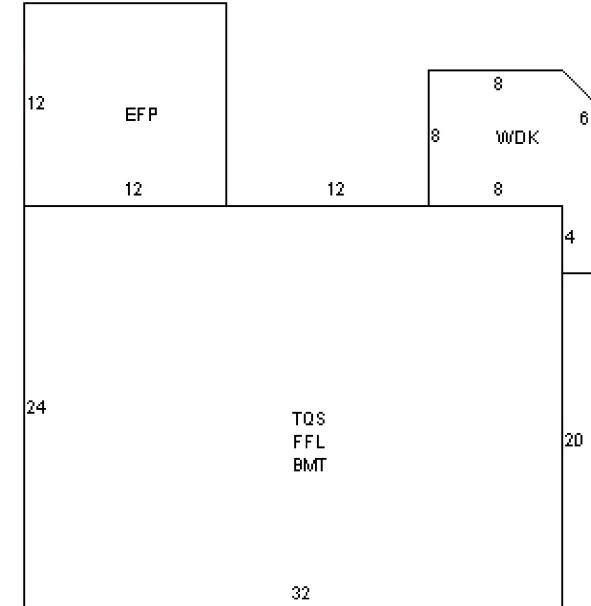
**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	18.6 %
<b>CALC SUMMARY</b>	
Basic \$ / SQ: 110.00	
Size Adj.: 1.35000002	
Const Adj.: 0.99989998	
Adj \$ / SQ: 148.485	
Other Features: 92107	
Grade Factor: 1.00	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 349970	
Depreciation: 65095	
Depreciated Total: 284876	

**COMMENTS**

Full Bath:	2	Rating: Average	OF=SINK IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating: Average	

**SKETCH****RESIDENTIAL GRID**

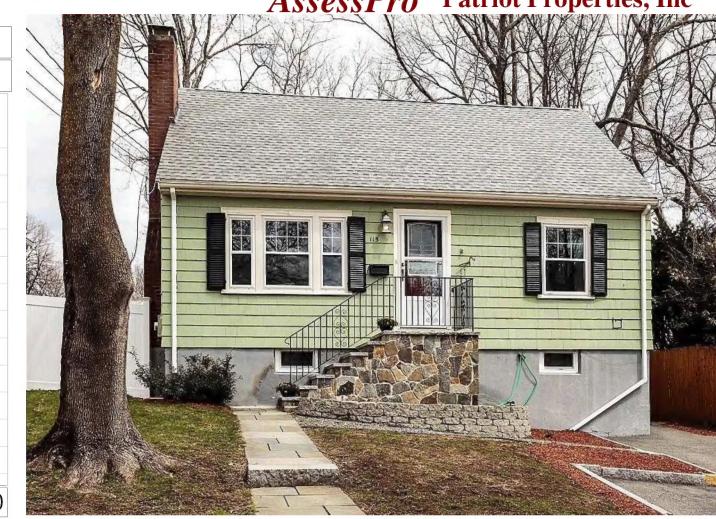
1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 2	Baths: 2 HB

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
<b>Totals</b>				
	1	6	2	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	768	65.150	50,034	BMT	100	FLA	50	G	
FFL	First Floor	768	148.490	114,037						
TQS	3/4 Story	576	148.490	85,527						
EFP	Enclos Porch	144	46.130	6,642						
WDK	Deck	104	15.610	1,624						
Net Sketched Area: 2,360					Total:					
Size Ad	1344	Gross Area	2552	FinArea	1728					

**IMAGE**
**AssessPro Patriot Properties, Inc**
**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A1	METAL SHD	D	Y	1	12X10	A	FR	1980	3.83	T	39	101			300		300	

More: N

Total Yard Items:

300

Total Special Features:

Total:

300